

£1,100
pcm



JON SIMON
ESTATE AGENTS

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Features

- ATTRACTIVE THREE BEDROOM STONE TERRACE
- COMPLETELY RENOVATED THROUGHOUT- READY TO MOVE STRAIGHT INTO
- PORCH, ENTRANCE HALLWAY & GUEST WC
- SPACIOUS LOUNGE & DINING ROOM
- SUPERB FITTED KITCHEN
- THREE GOOD SIZED BEDROOMS
- MODERN THREE PIECE FAMILY BATHROOM
- AVAILABLE IMMEDIATELY
- GAS CENTRAL HEATING & D/GLAZING
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

Summary of Property

**** STUNNING THREE BEDROOM STONE TERRACE ** COMPLETELY RENOVATED THROUGHOUT - WALK-IN CONDITION ** AVAILABLE IMMEDIATELY ** MUST SEE! **** Bolton Road North, Edenfield is a recently refurbished, spacious three-bedroom stone-built terraced home, ideally situated in a sought-after location close to the village centre, with convenient access to the motorway network and just a short drive from Ramsbottom and Rawtenstall. The property benefits from double glazing and gas-fired central heating. The accommodation briefly comprises an entrance vestibule, hallway with stairs to the first floor, a generous living room, a large dining room, and an attractive extended galley-style kitchen fitted with a wide range of wall and base units, built-in oven and hob, and a freestanding fridge/freezer. There is also a modern ground floor WC/cloakroom. Upstairs, the landing leads to three well-proportioned bedrooms and a stylish three-piece white bathroom suite. Externally, the property features a front garden forecourt, along with a rear yard and a larger pebbled area. Early viewing is highly recommended and is strictly by appointment through our Ramsbottom office.

Rent: £1100.00 & Deposit: £1100.00 Min

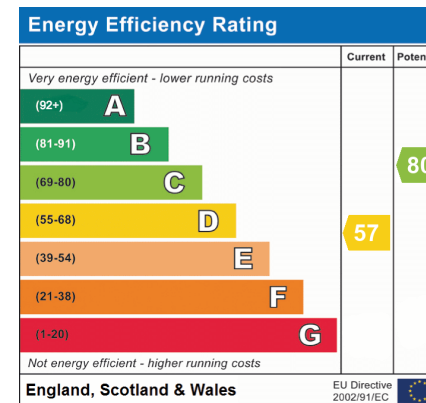
Local Authority/Council Tax

Rossendale Council: C Annual Amount: £2271.24Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 2000Mbps Upload: 2000Mbps



Local Authority

Bury Council
 Band C
 Tax Band Amount: £2271.24

Room Descriptions

Ground Floor

Vestibule

Composite double glazed front door.

Hallway

Coved ceiling, stairs to the first floor.

Lounge

This light and airy living room features a large window that fills the space with natural light. It is finished with neutral tones and carpeted flooring.

Dining Room

A spacious dining room with a large window providing plenty of daylight.

Kitchen

This kitchen is fitted with contemporary white cabinetry and grey worktops, paired with white subway tiles for a classic yet modern look. The layout is galley style, with ample workspace on both sides and a window to let in natural light. The flooring is a light tile, adding to the bright and fresh atmosphere. There is also a separate WC adjacent to the kitchen.

Guest WC

Low level WC, ceiling spot light and rear window.

First Floor

Landing

Generous L-shaped landing area.

Bedroom One

Traditional fireplace, built in cupboards, window to the rear.

Bedroom Two

Window to the front.

Bedroom Three

Window to the front.

Family Bathroom

The family bathroom is fitted with a modern white suite comprising a bath with overhead shower, toilet and wash basin. The room is finished with large light grey tiles on the walls and contrasting white tiles on the floor, and benefits from a frosted window providing natural light and privacy.

Outside

Yard & Garden

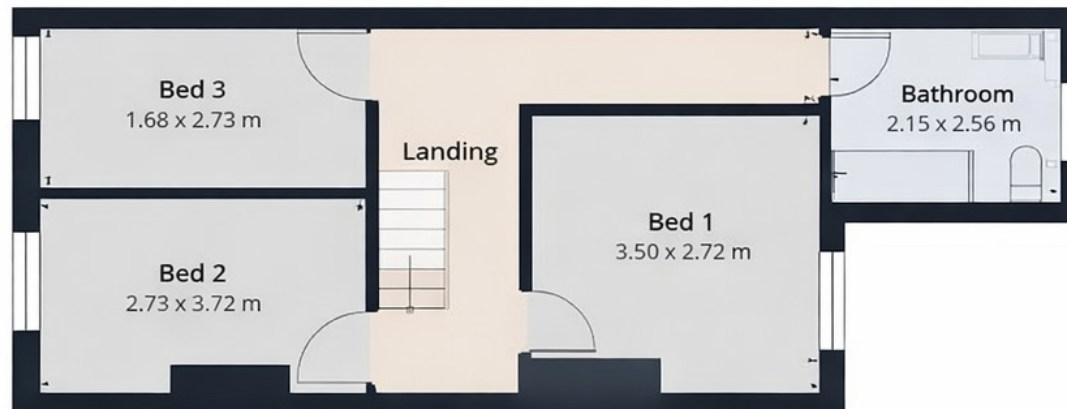
Enclosed rear yard with gated access to additional pebbled area.



Floorplan



Floor 0



Floor 1

General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements

All measurements quoted are approximate.

Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.